

# ANDERSON CENTRAL

629-651 Hwy 28 Bypass, Anderson, SC 29624



SPACE AVAILABLE | 1,600 - 4,720 SF

## PROPERTY HIGHLIGHTS

- One of the most popular Walmart stores in the market, with 2.5 million visitors per year
- Expansive parking with 300 surface spaces
- Prominent monument signage with panels available
- Signalized access on Hwy 28 bypass, which carries over 20,000 vehicles per day
- Anderson, SC is located midway between Charlotte and Atlanta along I-85, approximately 30 miles south of Greenville, SC
- Michelin, Bosch, and Arthrex are large employers who have moved into the area, contributing to its growth

MARISA ROY

P: 770.913.3905

E: mroy@ackermanco.net

PATRICK GREEN

P: 770.913.3932

E: pgreen@ackermanco.net

Ackerman Retail  
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SF
651	WALMART	183,211
647	AVAILABLE	3,200
645-A	KINSMITH FINANCIAL	1,600
645-2	CALI TOBACCO & VAPE	1,600
645-1	ATL WING & DELI	1,600
641	DOLLAR TREE	9,947
639-A	AVAILABLE	1,600
639	AVAILABLE	2,000
637-A	GREAT CLIPS	1,680
637	CRICKET WIRELESS	1,680
635-A	AVAILABLE	1,600
635	CHINA 1	1,200
633	AVAILABLE	4,720
631-A	HAPPY NAILS	1,200
629	PETSENSE	5,680

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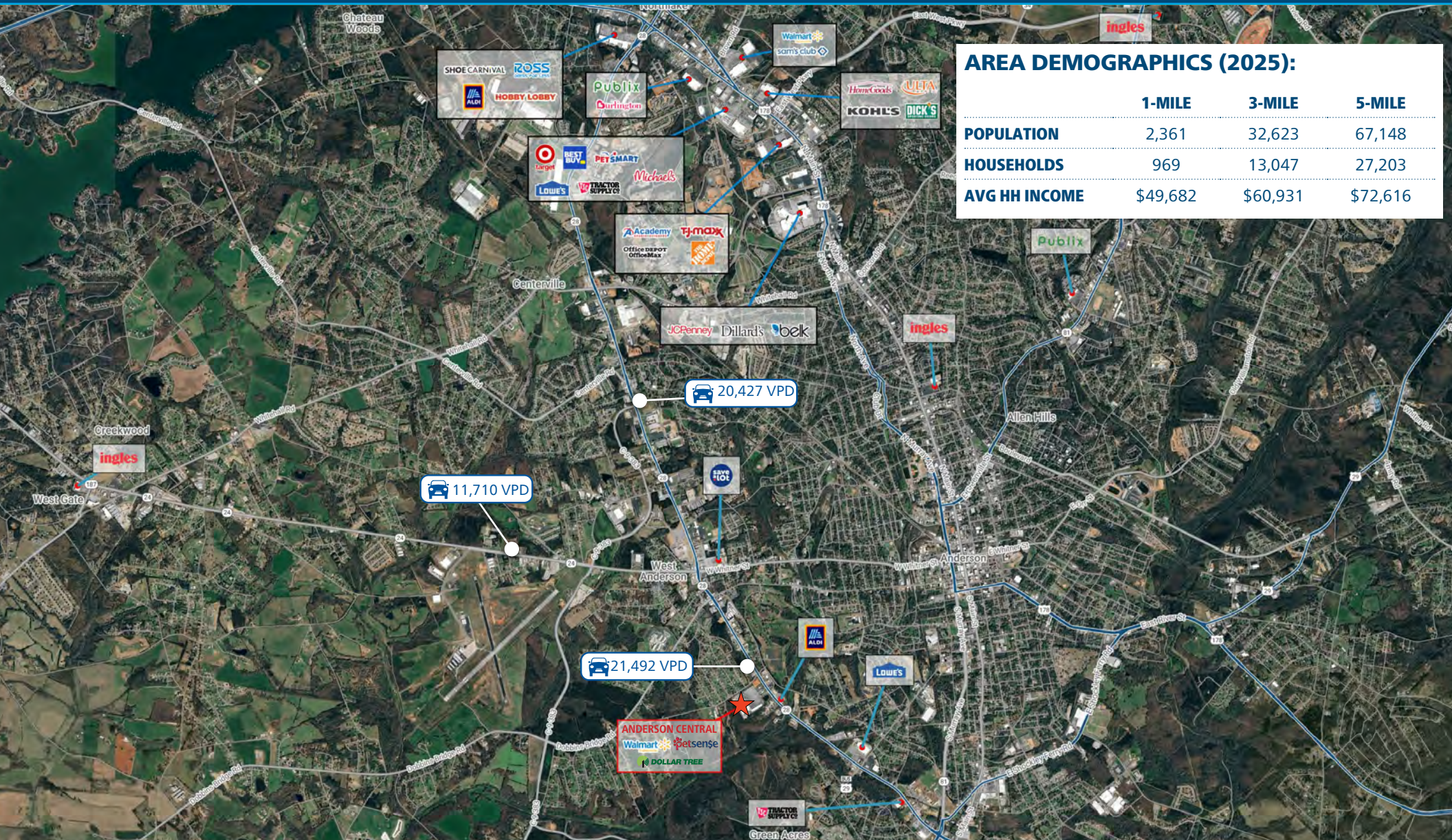
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## AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	2,361	32,623	67,148
HOUSEHOLDS	969	13,047	27,203
AVG HH INCOME	\$49,682	\$60,931	\$72,616

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